

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
23 and 25 Robin Lynn Court \* ZONING COMMISSIONER  
(lot 11 & 12) SW/8 Robin Lynn \* OF BALTIMORE COUNTY  
Court, 875' SE of Snyder Lane \*  
11th Election District \*  
5th Councilmanic District \*  
Case No. 93-340-A  
Winsome Homes, Inc. \*  
Petitioner \*  
\*\*\*\*\*  
IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
32 and 34 Robin Lynn Court \* ZONING COMMISSIONER  
(lot 17 & 18) NE/8 Robin Lynn \*  
Court, 915' SE of Snyder Lane \*  
11th Election District \*  
5th Councilmanic District \*  
Case No. 93-341-A  
Winsome Homes, Inc. \*  
Petitioner \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a consolidated hearing for the above captioned cases. Although two Petitions and case files were filed and maintained, all of the requested relief relates to the proposed residential subdivision known as Blakefield, located in the 11th election district of Baltimore County.

As noted above, the above cases were combined for public hearing and testimony and evidence was received at said hearing as to the proposed relief. Further, the property owners amended their Petition at the public hearing. The amendment was permitted at that stage of the proceedings in that the nature of the amendment did not materially alter the relief requested for the properties involved. Following the amendment, the relief now requested is as follows:

ORDER RECEIVED FOR FILING  
Date 5/21/93  
By [Signature]

1. A variance from Section 1801.2C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a window to tract boundary of 25 ft., in lieu of the required 35 ft., for lots 11, 12, 17 and 18.
2. A variance from Section 1801.2C.1.b of the B.C.Z.R. to permit a building to building setbacks, as follows:
  - a. For lots 16 and 17, 24 ft. in lieu of the required 30 ft.
  - b. For lots 17-18, 16 ft. in lieu of the required 30 ft.
  - c. For lots 18-19, 18 ft. in lieu of the required 30 ft.
3. From Section 1801.2C.1.b of the B.C.Z.R. to permit a building to building setbacks, as follows:
  - a. For lots 10-11, 16 ft. in lieu of the required 30 ft.
  - b. For lots 11-12, 18 ft. in lieu of the required 30 ft.

All of the requested relief is more particularly shown on the site plan and the First Amended Final Development Plan of this previously approved subdivision submitted at the hearing. It is also to be noted that the Petitioner has withdrawn its request for a variance from Section 1801.2C.1.b to permit window to street right of way setback of 22 ft. in lieu of the required 25 ft., for lots 12 and 18. Testimony and evidence presented was that the setbacks for these two lots involve distances from the garages and, therefore, the requested relief is not necessary.

Appearing at the public hearing held for this case was John R. Clark of Winsome Homes, Inc., the Petitioner/Builder. Also appearing was Thomas A. Church, an engineer, who prepared the site plan. The Petitioner was represented by Ronald A. Decker, Esquire. There were no interested parties or Protestants present.

Testimony and evidence presented was that the subject lots are all part of the proposed residential subdivision known as Blakefield. As

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Date 5/21/93  
By [Signature]

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noted above, this subdivision previously received C.R.G. approval and was the subject of a prior zoning case No. 89-265-A. Within this case, a variance was granted for certain window to street right of way setbacks for lots 1 and 31. The subdivision contains 31 lots and is located on a tract which is approximately 8.78 acres in size. Further, testimony was that 25 of the subject lots have been purchased by the Petitioner, Winsome Homes, Inc. The types of homes to be constructed will be similar to other dwellings in the Perry Hall community and each dwelling will be approximately 1800 sq. ft. in area.

Messrs. Church and Clark testified that the variances are necessary due to certain site constraints and esthetic considerations. Specifically, the site plan shows that the involved lots are located on the cul-de-sac termination of Robin Lynn Court. Because of the configuration of the cul-de-sac, the area of each of the subject lots is reduced. This smaller total lot area, due to the cul-de-sac's construction, necessitates the requested variances. Also, the Petitioner noted that he is attempting to build a community which will be esthetically pleasing and in which the lots will be laid out in a consistent and orderly fashion. In order to achieve these objectives, the requested variances are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation

ORDER RECEIVED FOR FILING  
Date 5/21/93  
By [Signature]

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- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variances requested, and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variances will be in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of May, 1993 that a variance from Section 1801.2C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a window

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Date 5/21/93  
By [Signature]

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to tract boundary of 25 ft., in lieu of the required 35 ft., for lots 11, 12, 17 and 18, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1801.2C.1.b of the B.C.Z.R. to permit building to building setbacks, as follows:

- a. For lots 16 and 17, 24 ft. in lieu of the required 30 ft.
- b. For lots 17-18, 16 ft. in lieu of the required 30 ft.
- c. For lots 18-19, 18 ft. in lieu of the required 30 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1801.2C.1.b of the B.C.Z.R. to permit building to building setbacks, as follows:

- a. For lots 10-11, 16 ft. in lieu of the required 30 ft.
- b. For lots 11-12, 18 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

All of the requested relief is more particularly shown on the site plan, and the First Amended Final Development Plan, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 5/21/93  
By [Signature]

-5-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

May 25, 1993

Ronald Decker, Esquire  
Moore, Carney, Ryan and Lattanzi  
4111 E. Joppa Road  
Baltimore, Maryland 21236

RE: Case Nos. 93-340-A and 93-341-A  
Petitions for Variances  
Winsome Homes, Inc., Petitioner

Dear Mr. Decker:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Variances have been granted, in accordance with the attached Order.

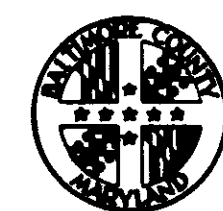
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

[Signature]  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mm  
att.  
cc: Mr. John R. Clark  
c/o Winsome Homes, Inc.  
4603 Vicky Road  
Baltimore, Md. 21236

cc: Mr. Thomas A. Church  
6603 York Road  
Baltimore, Maryland 21212



Petition for Variance  
93-340-A  
to the Zoning Commissioner of Baltimore County

for the property located at NORTH SIDE OF SNYDER LANE  
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) SECTION 1801.2C.1.b To allow a window to tract boundary setback of 25 ft. in lieu of the required 35 ft. for lots 11, 12, 17 & 18 and To allow a window to street right-of-way setback of 22 ft. in lieu of the required 25 ft. for lots 12 & 18.

Due to the size and shape of the lots, a setback variance is requested so that houses can be sited that are compatible with the other lots and adjacent communities.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Continued Petitioner/Owner:  
Type or Print Name: N/A

Signature: N/A

Address: N/A

City: N/A State: \_\_\_\_\_ Zip: \_\_\_\_\_

Attorney for Petitioner:  
Type or Print Name: RONALD DECKER, ESQUIRE

Signature: MOORE, CARNEY, RYAN & LATTANZI

Address: 4111 E. JOPPA ROAD 323-4600

City: BALTIMORE MD 21236

With the necessary checks and fees, under the penalties of perjury, that this is the legal owner(s) of the property which is the subject of this Petition.

Legal Counsel:

WINSOME HOMES, INC.

Signature: [Signature]

Address: 4603 VICKY ROAD 256-2989

City: BALTIMORE MD 21236

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home, address and phone number of representative to be contacted.

WINSOME HOMES, INC.

Signature: [Signature]

Address: 4603 VICKY ROAD 256-2989

City: BALTIMORE MD 21236

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home, address and phone number of representative to be contacted.

WINSOME HOMES, INC.

Signature: [Signature]

Address: 4603 VICKY ROAD 256-2989

City: BALTIMORE MD 21236

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home, address and phone number of representative to be contacted.

WINSOME HOMES, INC.

Signature: [Signature]

Address: 4603 VICKY ROAD 256-2989

City: BALTIMORE MD 21236

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home, address and phone number of representative to be contacted.

WINSOME HOMES, INC.

EXAMPLE 3 - Zoning Description - 3 copies  
93-340-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR #23 ROBIN LYNN COURT (address)  
Election District 11 Councilmanic District 5

Beginning at a point on the Southeast side of \_\_\_\_\_ (north, south, east or west)

Robin Lynn Court which is in a cul-de-sac 100 ft. (street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 875 ft. along the south & east side of Robin Lynn Ct. (number of feet) (north, south, east or west)

from the centerline of Snyder Lane. (name of street)

which is 60 feet wide. \*Being Lot # 11. (number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of \_\_\_\_\_ as recorded in Baltimore County Plat (name of subdivision)

Book # 63, Folio # 79, containing \_\_\_\_\_ (square feet and acres)

5070.3 S.F. or 0.1164 AC.

(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 03' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

7 352 A



# EXAMPLE 3 - Zoning Description - 3 copies

93-340-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in form provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR #25 ROBIN LYNN COURT (address)  
 Election District 11 Councilmanic District 5  
 Beginning at a point on the Southeast side of (north, south, east or west)  
 ROBIN LYNN COURT which is cul-de-sac 100 ft. (number of feet of right-of-way width)  
 wide at a distance of 930 ft. along the south & east of Robin Lynn Ct. (number of feet) (north, south, east or west)  
 from the centerline of Snyder Lane. (name of street)  
 which is 60 Feet wide. "Being Lot # 12 (number of feet of right-of-way width)  
 Block Section in the subdivision of  
 BLAKEFIELD as recorded in Baltimore County Plat (name of subdivision)  
 Book # 2 Folio # 79 containing  
 6856.34 S.F. or 0.1574 Ac. (square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown. Instead state: "As recorded in Deed Liber Folio and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.37° 12' 13" E. 321.1 ft., S.18° 17' 03" E. 37.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 12" W. 80 ft. to the place of beginning.

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352A

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11A Date of Posting 4/2/93  
 Posted for: Winome Homes, Inc.  
 Petitioner: Winome Homes, Inc.  
 Location of property: 23 & 25 Robin Lynn Ct., Baltimore, MD 21204  
 Location of Sign: 23 & 25 Robin Lynn Ct., Baltimore, MD 21204  
 Remarks: (Signature)  
 Posted by: (Signature) Date of return: 4/2/93  
 Number of Signs: 1

## CERTIFICATE OF PUBLICATION

TOWSON, MD. April 16, 1993  
 THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 15, 1993.

THE JEFFERSONIAN,  
 S. Zate Olson  
 Publisher

NOTICE OF HEARING  
 The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on Thursday, May 20, 1993 at 11:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:  
 Case: 93-340-A (Item 352A)  
 23 and 25 Robin Lynn Court (Lot 11 and 12)  
 SW/4 Robin Lynn Court, 875' SE of Snyder Lane  
 11th Election District - 5th Councilmanic District  
 Petitioner(s): Winome Homes, Inc.  
 Hearing: Thursday, May 20, 1993 at 11:00 a.m. in Room 118, Old Courthouse.  
 Variance to allow a window to street right-of-way setback of 25 ft. in lieu of the required 35 ft. for lots 11 and 12; and to allow a window to street right-of-way setback of 22 ft. in lieu of the required 25 ft. for lot 12.  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner  
 Baltimore County  
 NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353 4/22/93 April 15.

Baltimore County  
 Zoning Administration &  
 Development Management  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

receipt

Date 4-2-93 93-340-A Account: R-001-6150  
 Number Item # 352  
 Blakefield subdivision (4 lots)  
 Lot nos. 11, 12, 17 & 18  
 Residential zoning Variance  
 Filing Fee \$50.00 x 4 = \$200.00  
 1 Sign + Posting = 35.00  
 Total \$235.00  
 (Applicant will pay for add. final signs if necessary)  
 0340340139MICHRC  
 BA 0003139F004-02-93 \$235.00  
 Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County  
 Zoning Administration &  
 Development Management  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

receipt

Date 4/7/93 ITEM #352 (JJS)  
 #080 - POSTING OF SIGN (ADDITIONAL SIGN) -----\$35.00  
 Petitioner: Winsome Homes, Inc.  
 #23, 25, 32, 34 Robin Lynn Court  
 District: 11c5

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management



111 West Chesapeake Avenue  
 Towson, MD 21204

(410) 887-3353

## ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

## PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

For newspaper advertising:

Case No.: Item No.: 352

Petitioner:

LOCATION:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Winsome Homes, Inc. (John R. Clark)

ADDRESS: 4603 Vicky Rd.

BALTO, MD 21236

PHONE NUMBER: 254-2989

AJ:ggg  
 (Revised 3/29/93)

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management



APR 09 1993

111 West Chesapeake Avenue  
 Towson, MD 21204

(410) 887-3353

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-340-A (Item 352A)  
 23 and 25 Robin Lynn Court (Lot 11 and 12)  
 SW/4 Robin Lynn Court, 875' SE of Snyder Lane  
 11th Election District - 5th Councilmanic District  
 Petitioner(s): Winome Homes, Inc.  
 HEARING: THURSDAY, MAY 20, 1993 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to allow a window to street boundary setback of 25 ft. in lieu of the required 35 ft. for lots 11 and 12; and to allow a window to street right-of-way setback of 22 ft. in lieu of the required 25 ft. for lot 12.

Arnold Jablon  
 Director

cc: Winome Homes, Inc.  
 Ronald Decker, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government  
 Office of Zoning Administration  
 and Development Management



111 West Chesapeake Avenue  
 Towson, MD 21204

(410) 887-3353

May 14, 1993

Ronald Decker, Esquire  
 Moore, Carney, Ryan & Lattanzi  
 4111 E. Joppa Road  
 Baltimore, MD 21236

RE: Case No. 93-340-A, Item No. 352A  
 Petitioner: Winsome Homes, Inc.  
 Petition for Variance

Dear Mr. Decker:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 2, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Maryland Department of Transportation  
 State Highway Administration

O. James Lighthizer  
 Secretary  
 Hal Kassoff  
 Administrator

HELLEN KEARNEY  
 Ms. J. Winarski  
 Zoning Administration and  
 Development Management  
 County Office Building  
 Room 109  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Re: Baltimore County  
 Item No: 4 352A (JJS)

Dear Ms. Winarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
 John Contestabile, Chief  
 Engineering Access Permits  
 Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech  
 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-452-5882 Statewide Toll Free  
 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
 Zoning Administration &  
 Development Management

FROM: Pat Keller, Deputy Director  
 Office of Planning and Zoning

DATE: April 21, 1993

SUBJECT: NORTH SIDE OF SNYDER LANE

## INFORMATION:

Item Number: 352A and 352B

Petitioner: Winsome Homes, Inc.

Property Size:

Zoning: D.R. 5.5

Requested Action:

Hearing Date:

## SUMMARY OF RECOMMENDATIONS:

A note should be placed on the final development plan indicating that decks will require further consideration by the Zoning Commissioner prior to construction.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kerns

PK/JL:lw







The map displays a residential area with various zoning districts. Key features include:

- Zoning Districts:** DR. 16, DR. 5.5, DR. 10.5, and DR. 3.5.
- Streets:** Perry Hall Blvd, Perry Hall Rd, Greenhouse Rd, Garth Rd, Vicky Rd, Bowline Rd, and others.
- Water Features:** Harpers River.
- Subject Site:** A specific area is highlighted and labeled 'SUBJECT SITE' with an arrow pointing to it.
- Grid and Coordinates:** The map is overlaid with a grid showing coordinates (N 40,000, E 43,500, etc.) and sheet numbers (SHEET N.E. 11-11, SHEET N.E. 9-11).

10-4

# 352A



IN RE: PETITION FOR ZONING VARIANCE  
23 and 25 Robin Lynn Court  
(lot 11 & 12) SW/S Robin Lynn  
Court, 875' SE of Snyder Lane  
11th Election District  
5th Councilmanic District  
Winsome Homes, Inc.  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 93-340-A

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32 and 34 Robin Lynn Court  
(lot 17 & 18) NE/S Robin Lynn  
Court, 915' SE of Snyder Lane  
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Winsome Homes, Inc.  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 93-341-A

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#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

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LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

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All of the requested relief is more particularly shown on the site plan and the First Amended Final Development Plan of this previously approved subdivision submitted at the hearing. It is also to be noted that the Petitioner has withdrawn its request for a variance from Section 1801.2C.1.b to permit window to street right of way setback of 22 ft. in lieu of the required 25 ft., for lots 12 and 18. Testimony and evidence presented was that the setbacks for these two lots involve distances from the garages and, therefore, the requested relief is not necessary.

Appearing at the public hearing held for this case was John R. Clark of Winsome Homes, Inc., the Petitioner/Builder. Also appearing was Thomas A. Church, an engineer, who prepared the site plan. The Petitioner was represented by Ronald A. Decker, Esquire. There were no interested parties or Protestants present.

Testimony and evidence presented was that the subject lots are all part of the proposed residential subdivision known as Blakefield. As

noted above, this subdivision previously received C.R.G. approval and was the subject of a prior zoning case No. 89-265-A. Within this case, a variance was granted for certain window to street right of way setbacks for lots 1 and 31. The subdivision contains 31 lots and is located on a tract which is approximately 8.78 acres in size. Further, testimony was that 25 of the subject lots have been purchased by the Petitioner, Winsome Homes, Inc. The types of homes to be constructed will be similar to other dwellings in the Perry Hall community and each dwelling will be approximately 1800 sq. ft. in area.

Messrs. Church and Clark testified that the variances are necessary due to certain site constraints and esthetic considerations. Specifically, the site plan shows that the involved lots are located on the cul-de-sac termination of Robin Lynn Court. Because of the configuration of the cul-de-sac, the area of each of the subject lots is reduced. This smaller total lot area, due to the cul-de-sac's construction, necessitates the requested variances. Also, the Petitioner noted that he is attempting to build a community which will be esthetically pleasing and in which the lots will be laid out in a consistent and orderly fashion. In order to achieve these objectives, the requested variances are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation

- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variances requested, and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variances will be in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of May, 1993 that a variance from Section 1801.2C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a window

## Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at NORTH SIDE OF SNYDER LANE  
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) SECTION 1801.2C.1.b To allow a window to tract boundary setback of 25 ft in lieu of the required 35 ft. for lots 11, 12, 17 & 18 and To allow a window to street right-of-way setback of 22 ft. in lieu of the required 25 ft. for lots 12 & 18. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) DUE TO THE SIZE AND SHAPE OF THE LOTS, A SETBACK VARIANCE IS REQUESTED SO THAT HOUSES CAN BE SITED THAT ARE COMPATIBLE WITH THE OTHER LOTS AND ADJACENT COMMUNITIES.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: N/A  
Type or Print Name: N/A  
Signature: N/A  
Address: N/A  
City: N/A State: N/A Zipcode: N/A  
Attorney for Petitioner: RONALD DECKER, ESQUIRE  
Type or Print Name: MOORE, CARNEY, RYAN & LATTANZI  
Signature: N/A  
Address: 4111 E. JOPPA ROAD Phone No. 429-4600  
City: BALTIMORE MD 21236  
Signature: N/A  
Address: 4603 VICKY ROAD Phone No. 256-2989  
City: BALTIMORE MD 21236  
Signature: N/A  
Address: 4603 VICKY ROAD Phone No. 256-2989  
City: BALTIMORE MD 21236  
Signature: N/A  
Address: 4603 VICKY ROAD Phone No. 256-2989  
City: BALTIMORE MD 21236

ESTIMATED LENGTH OF HEARING: 20 min  
The following date: 4-2-93  
All: [initials]  
Reviewed by: [initials] DATE: 4-2-93

## EXAMPLE 3 - Zoning Description - 3 copies 93-341-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR #32 ROBIN LYNN COURT (address)  
Election District 11 Councilmanic District 5  
Beginning at a point on the Northwest side of  
(north, south, east or west)  
Robin Lynn Court which is in a cul-de-sac 100 ft.  
(street on which property fronts) (number of feet of right-of-way width)  
wide at a distance of 915 ft. along the north & west side of Robin Lynn Ct  
(number of feet) (north, south, east or west)  
from the centerline of Snyder Lane. (name of street)  
which is 60 Feet wide. "Being Lot # 18."  
(number of feet of right-of-way width)  
Block Section # in the subdivision of  
Blakefield as recorded in Baltimore County Plat  
(name of subdivision)  
Book # 63 Folio # 79 containing  
5462.42 S.F. or 0.1254 Ac.  
(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown. Instead state: "As recorded in Deed Liber Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.37 12' 11" E. 321.1 ft., S.18 27' 03" E.37.2 ft., S.62 19' 00" W. 318 ft., and N.38 15' 22" W. 80 ft. to the place of beginning.

## EXAMPLE 3 - Zoning Description - 3 copies 93-341-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR #32 ROBIN LYNN COURT (address)  
Election District 11 Councilmanic District 5  
Beginning at a point on the Northwest side of  
(north, south, east or west)  
Robin Lynn Court which is in a cul-de-sac 100 ft.  
(street on which property fronts) (number of feet of right-of-way width)  
wide at a distance of 855 ft. along the north & West side of Robin Lynn Ct  
(number of feet) (north, south, east or west)  
from the centerline of Snyder Lane. (name of street)  
which is 60 Feet wide. "Being Lot # 17."  
(number of feet of right-of-way width)  
Block Section # in the subdivision of  
Blakefield as recorded in Baltimore County Plat  
(name of subdivision)  
Book # 63 Folio # 79 containing  
4599.94 S.F. or 0.1056 Ac.  
(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown. Instead state: "As recorded in Deed Liber Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.37 12' 11" E. 321.1 ft., S.18 27' 03" E.37.2 ft., S.62 19' 00" W. 318 ft., and N.38 15' 22" W. 80 ft. to the place of beginning.



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 114 Date of Posting: 4/27/93  
Posted for: W. Clark  
Petitioner: W. Clark  
Location of property: 20331 Robin Lynn Court, Apt. 114, 115  
NE/S Robin Lynn Court, 915' SE of Snyder Lane  
Location of Sign: at 20331 Robin Lynn Court, Apt. 114, 115  
Remarks:  
Posted by: W. Clark Date of return: 4/28/93  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 130720  
DATE: 4/28/93 ACCOUNT: 1200-2050  
AMOUNT: \$ 35.00  
RECEIVED BY: Mr. Clark  
FOR: ZONING VARIANCE SIGN  
01A01#01361CHRC \$35.00  
VALIDATION ON SIGNATURE OF CASHIER  
CASHIER: W. Clark PINK: W. Clark YELLOW: W. Clark

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3353  
93-341-A  
352B

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

For newspaper advertising:

Case No.: \_\_\_\_\_ Item No.: 352  
Petitioner: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Winsome Homes, Inc. (John R. Clark)  
ADDRESS: 4603 Vicky Rd.  
BALTO, MD 21236  
PHONE NUMBER: 256-2999

AJ:ggg  
(Revised 3/29/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204  
APR 09 1993  
(410) 887-3353

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204.

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-341-A (Item 352B)  
32 and 34 Robin Lynn Court (lot 17 and 18)  
NE/S Robin Lynn Court, 915' SE of Snyder Lane  
11th Election District - 5th Councilmanic  
Petitioner(s): Winsome Homes, Inc.  
HEARING: THURSDAY, MAY 20, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse.

Variance to allow a window to tract boundary setback of 25 feet in lieu of the required 35 feet for lots 17 and 18; and to allow a window to street right-of-way setback of 22 feet in lieu of the required 25 feet for lot 18.

Carl John  
Arnold Jablon  
Director

cc: Winsome Homes, Inc.  
Ronald Decker, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 4/22, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/22, 1993

THE JEFFERSONIAN,

S. Zeke Orlov  
Publisher

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
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32 and 34 Robin Lynn Court (lot 17 and 18)  
NE/S Robin Lynn Court, 915' SE of Snyder Lane  
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Petitioner(s): Winsome Homes, Inc.  
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Variance to allow a window to tract boundary setback of 25 feet in lieu of the required 35 feet for lots 17 and 18; and to allow a window to street right-of-way setback of 22 feet in lieu of the required 25 feet for lot 18.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County  
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
4202 April 22

receipt  
Baltimore County Government  
Zoning Administration & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
93-341-A  
Account: R-0016150  
Number: Item # 352  
Date: 4-2-93  
Blockfield subdivision (4 lots)  
Lot nos. 11, 12, 17 & 18  
Residential zoning Variance  
Filing Fee \$50 x 4 = \$200.  
1 Sign + posting = 35.  
Total \$235.  
(Applicant will pay for additional signs if necessary).  
03A03#0137MCHRC \$235.00  
86 0033:35PM04-02-93  
Please Make Checks Payable To: Baltimore County  
Casher Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3353  
May 14, 1993

Ronald Decker, Esquire  
Moore, Carney, Ryan & Lattanzi  
4111 E. Joppa Road  
Baltimore, MD 21236

RE: Case No. 93-341-A, Item No. 352B  
Petitioner: Winsome Homes, Inc.  
Petition for Variance

Dear Mr. Decker:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 2, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

SHA Maryland Department of Transportation  
State Highway Administration  
O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

HELENE KENKING  
Ms. J. Winiarski  
Zoning Administration and Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 352B (JJS)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5882 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration & Development Management  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: April 21, 1993

SUBJECT: NORTH SIDE OF SNYDER LANE

**INFORMATION:**

Item Number: 352A and 352B  
Petitioner: Winsome Homes, Inc.  
Property Size: \_\_\_\_\_  
Zoning: D.R. 5.5  
Requested Action: \_\_\_\_\_  
Hearing Date: 1 / 1

**SUMMARY OF RECOMMENDATIONS:**

A note should be placed on the final development plan indicating that decks will require further consideration by the Zoning Commissioner prior to construction.

Prepared by: Jeffrey M. Long  
Division Chief: Gary L. Kerns

PK/JL:lw

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 16, 1993  
FROM: Jerry L. Pfeifer, Captain  
Fire Department  
SUBJECT: Zoning Petitions

- |       |   |
|-------|---|
| #352B | No comments   |
| #353  | No comments   |
| #354  | No comments   |
| #355  | No comments   |
| #356  | Building shall comply with the applicable provisions of the Life Safety Code and the Baltimore County Fire Prevention Code. |
| #357  | No comments   |
| #358  | No comments   |
| #359  | No comments   |
| #360  | Building shall comply with the applicable provisions of the Life Safety Code and the Baltimore County Fire Prevention Code. |

RECEIVED  
APR 23 1993

JLP/dal  
cc: File

ZADM



TO: Mr. Lawrence E. Schmidt  
Baltimore County  
Zoning Commissioner's Office  
480 Washington Avenue  
Room 115  
Towson, MD 21204

DATE: May 21, 1993  
SUBJECT: Blakefield  
Case No.: 93-340  
and 93-341  
Contract: 92-150

Dear Mr. Schmidt:

We are enclosing, herewith, 1 print of the 1st. Amended Final Development Plan for Blakefield per your request.

If you have any questions relative to the above, please do not hesitate to contact us at 377-2600.

Very truly yours,  
*Thomas A. Church, Jr.*  
Thomas A. Church  
President

Enclosures  
cc: Winsome Homes

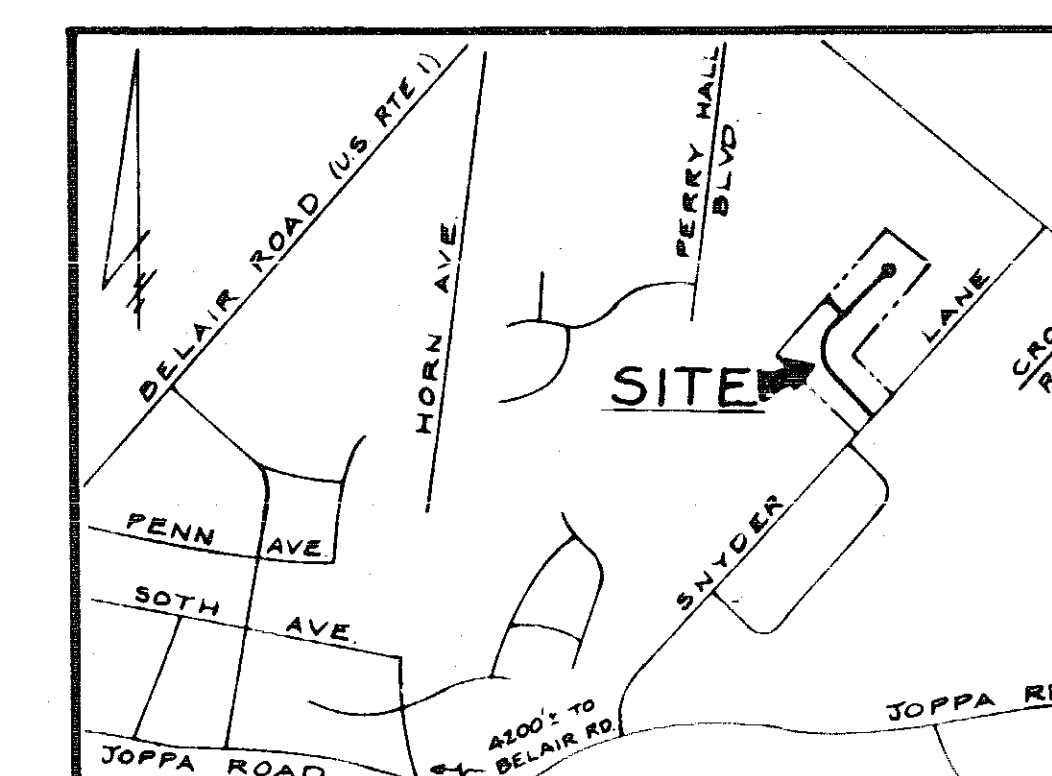
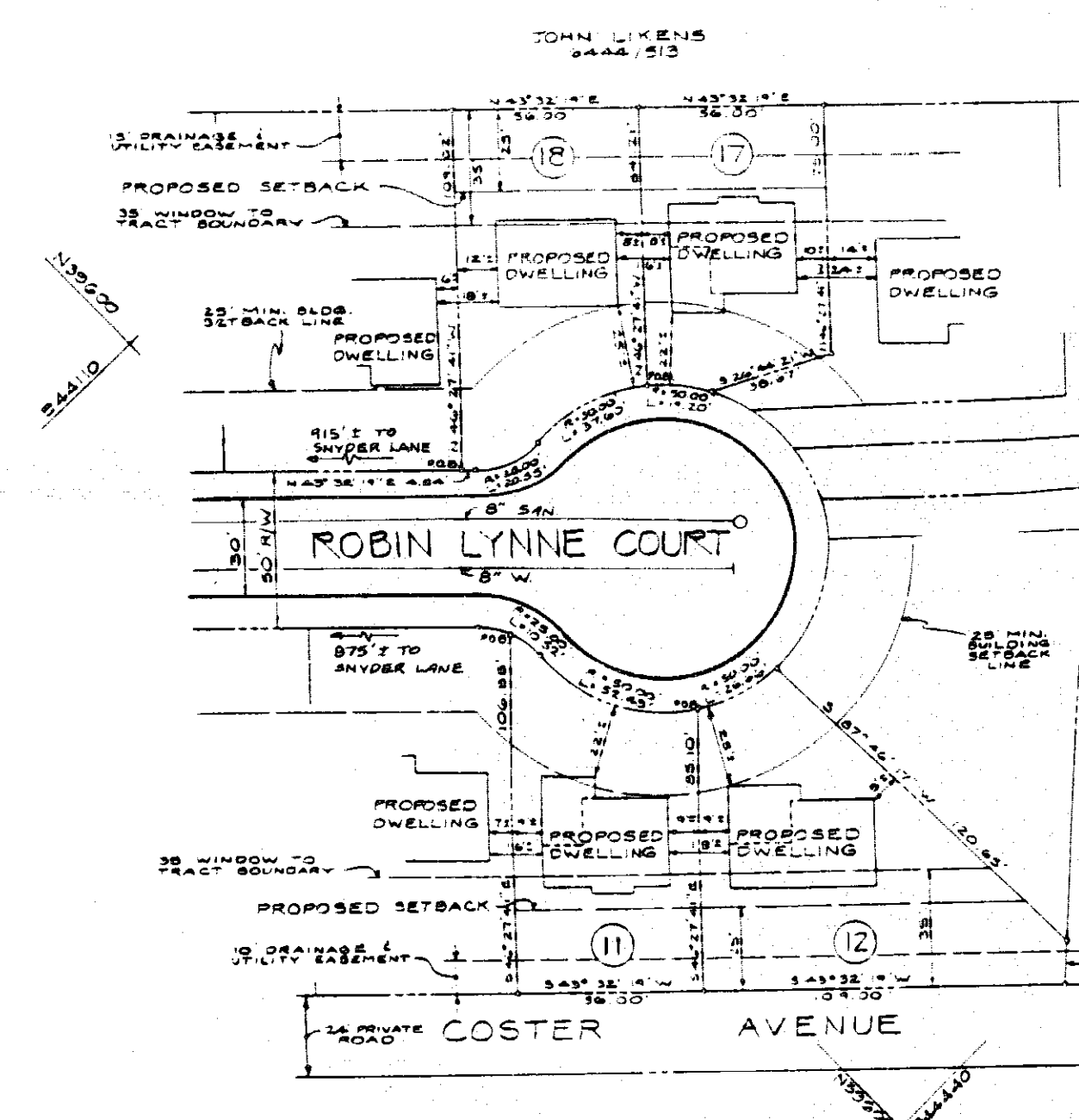
RECEIVED  
MAY 21 1993  
ZONING COMMISSIONER

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: #23 25 32 34 ROBIN LYNN COURT

Subdivision name: BLAKEFIELD  
Plat book # 62, folio # 79, lot # 17, 18, section # N/A

OWNER: WINSOME HOMES INC.



Vicinity Map  
Scale: 1"=1000'

## LOCATION INFORMATION

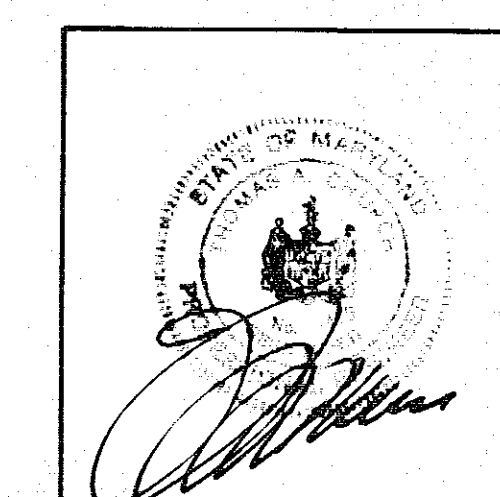
Election District: 11  
Councilmanic District: 5  
1"=200' scale map#: PERRY HALL NE 10-H  
Zoning: DR - 5.5  
Lot size:  
LOT 11 - 0.1164 AC 5070.3 SQ FT  
LOT 12 - 0.1574 AC 6856.3 SQ FT  
LOT 17 - 0.1056 AC 4599.9 SQ FT  
LOT 18 - 0.1254 AC 5462.4 SQ FT  
SEWER: ☒ public ☐ private  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☐ ☒  
Prior Zoning Hearings: ☐ ☒

## Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

352B

93-341-A



North  
date: 4/2/93  
prepared by: DEC INC Scale of Drawing: 1"= 50'

DATE	REVISIONS
4/2/93	1. PREPARED BY DEC INC
4/2/93	2. CHECKED BY DEC INC
4/2/93	3. DESIGNED BY DEC INC
4/2/93	4. CHECKED BY DEC INC

DEVELOPMENT ENGINEERING CONSULTANTS, INC.  
SITE ENGINEERS & SURVEYORS  
6603 YORK ROAD  
BALTIMORE, MARYLAND 21212

BUILDER:  
RYAN HOMES INC.  
7030 HONEYGO BLVD. SUITE 100  
PARKVILLE, MD 21256  
TELEPHONE (410) 931-0533

OWNER/DEVELOPER:  
WINSOME AT BLAKEFIELD INC  
4603 VICKY ROAD  
BALTIMORE, MD 21236  
TELEPHONE (410) 256-2989

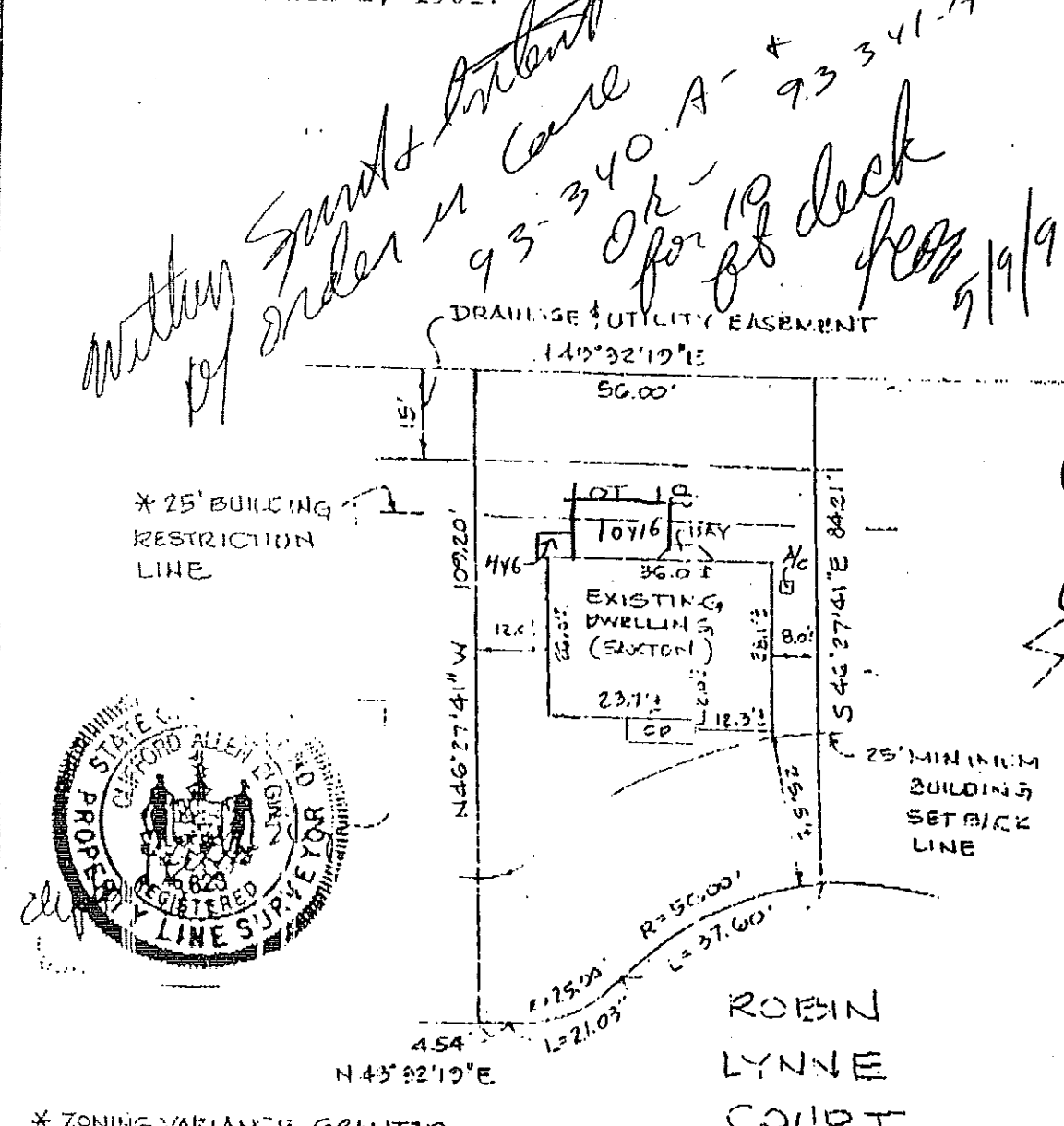
SHEET  
1 OF 1  
DATE  
4/2/93  
SCALE  
1"=50'  
CONTRACT  
NUMBER  
92-150

PLEASE PRINT CLEARLY

### PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS  
Ronald A. Decker (Att'y) 4111 E. Joppa Rd Suite 201-21236  
John R. Clark 4603 Vicky Rd. Balt. MD 21236  
Thomas A. Church (Eng'r) 6603 York Rd. Balt. Md. 21212

NOTE: Lot 18 does not lie within Zone "A" or Zone "H" as shown on National Flood Insurance Program Panel 290 of 175, effective date March 2, 1981.



\* ZONING VARIANCE GRANTED  
ALLOWING 25' BUILDING RESTRICTION LINE INSTEAD OF 35' BUILDING RESTRICTION LINE SHOWN ON RECORD PLAT.  
THIS IS TO CERTIFY that I have located the improvements on the lot shown hereon, and that said improvements exist, and that said improvements are located as shown.  
THIS PLAT IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINE.

DEVELOPMENT ENGINEERING CONSULTANTS, INC.  
6603 YORK ROAD  
BALTIMORE, MARYLAND 21212  
(301) 377-2600

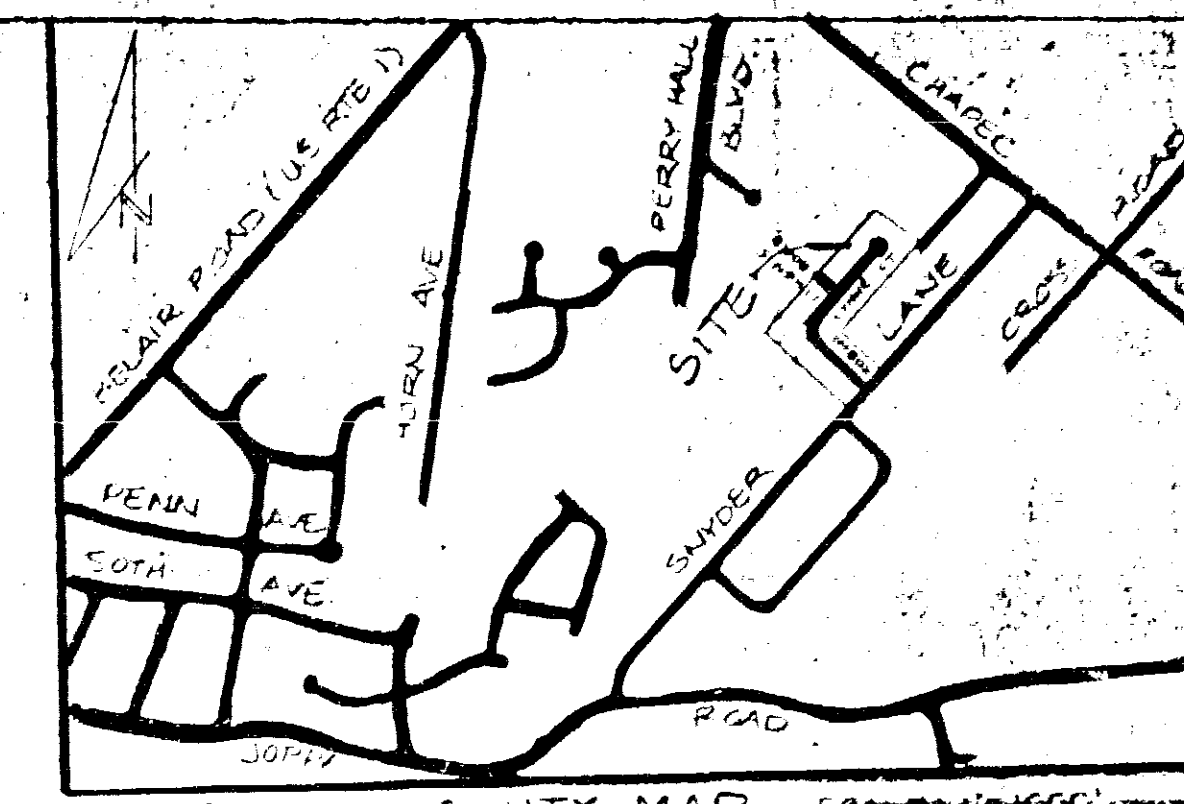
Scale: 1"= 50' Issued: 2-15-94  
X SEE REVISION



SOIL GROUP	SEVERE: High Water Table FLOODING HAZARD	MODERATE: Seasonally Flooded Water Table	SLIGHT: Seasonally Flooded Water Table	SEVERE: Slope
1	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
2	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
3	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
4	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
5	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
6	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
7	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
8	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
9	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
10	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
11	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
12	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
13	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
14	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
15	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
16	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
17	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
18	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
19	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
20	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
21	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
22	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
23	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
24	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
25	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: High Water Table FLOODING HAZARD	Severe: Slope
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TRASH PAD NOTE:  
16 SQUARE FEET REQUIRED  
FOR EACH UNIT SERVED

NOTE: NO CLEARING, GRADING OR  
DISTURBANCE WITHIN THE BEST  
PUPPER EASEMENT EXCEPT AS  
PERMITTED BY BALTO. CO. DEPT.

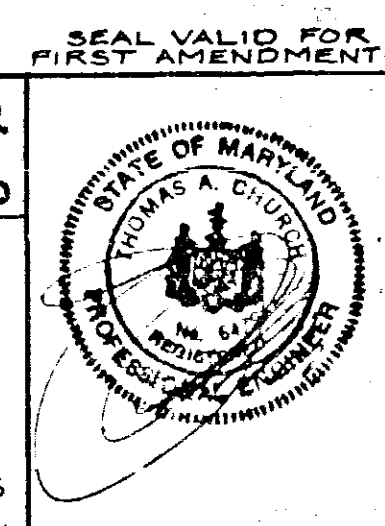


VICINITY MAP

GENERAL NOTES

- Existing Use: Agricultural and Residential
- Proposed Use: 31 R.F.D.
- Existing Zoning: RM 5.5
- Proposed Zoning: RM 5.5
- Common Tract: 113.03
- Subdivided: 19 and 22
- Gross Acreage: 8.78 Ac. ±
- Net Acreage: 8.77 Ac. ±
- No. Lots Allowed: 8.78 X 5.5 = 48
- No. Lots Proposed: 31
- Open Space Required: 31 X 5.5 S.F. = 0.46 Ac. ±
- Open Space Provided: 0.47 Ac. ±
- Open Space to be Maintained by Homeowners Association
- Off Street Parking Required: 31 X 2 = 62
- Off Street Parking Provided: 48
- All Lots are for Sale
- Landscaping Requirements:
  - No. Trees Required: 31 Lots X 3 Trees = 93
  - At least 50% of the trees shall be major deciduous and 50% shall be evergreen trees. A final landscape plan will be required for this project prior to the issuance of the building permit.
  - A variance (899 - 265 A) has been granted to permit a distance of less than 25' from a dwelling to a public right-of-way for 9302 and 9304 Snyder Lane.
- All existing dwellings will remain.
- No wetlands, historic buildings, archaeological sites, endangered species habitats or hazardous materials sites exist.
- A.D.T. = 10.4 X 31 = 323
- Stormwater management facility to be maintained by Homeowners Association.
- Existing utility lines on lot 18 to be backfilled or removed.
- Only lot 14 shall be permitted to utilize Center Avenue.
- No transmission towers exist on this property.
- No structures may be constructed within the easement right-of-way.
- No clearing or grading shall be permitted within the buffer areas.
- Lot lines adjacent to parkways shall not be located based on his interpretation of the Zoning Regulations, that complies with present policy, density, and such controls as they are delineated in the Regulations. Any part of parcel of this tract that has been utilized for density 25 development shall be subdivided for additional dwellings on any portion other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.
- Envelopes shown herein are for the location of all principal buildings only. Accessory structures, fences and projections info yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations.
- The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner using model building models become available but prior to installation of street curbs.
- This development plan complies with all CDE comments and the CDE plan approved 2/12/85.
- 2nd REVISED PLAN APPROVED 2/25/89
- All roadways will be paved with concrete.
- Governments are to be noted on the record plat providing for common use and maintenance of the parkways driveway(s) and culvert if any.
- The parkway driveway shall be built in accordance with standards established by the Director of Public Works. The parkway shall be paved within one year of the issuance of the first occupancy permit and prior to the issuance of the subdivision occupancy permit of the last lot to be served, unless otherwise approved.
- After removal of the existing drive serving lot 14, backfill with 4" min. topsoil and seeded with perennial ryegrass.
- The existing dug well on lot 14 must be backfilled with clean earth prior to issuance of building permits for this subdivision.
- Refuse to be collected by Baltimore County in right-of-way.

DEVELOPMENT ENGINEERING CONSULTANTS, INC.  
SITE ENGINEERS & SURVEY 25  
BALTIMORE 6603 YORK ROAD (410) 377-6000 MARYLAND



REASON FOR 1ST AMENDMENT: 1-3-93  
1) ADJUSTMENT OF SIDEYARD SETBACK LINES FOR LOTS 4-13 & 15-21  
2) CHANGE DEVELOPER & OWNER FROM THRESHOLD DEVELOPMENT GROUP INC. TO WINSOME HOMES INC.  
3) SIDEYARDS WILL STILL COMPLY WITH BALTO. COUNTY ZONING REGULATIONS AND NO LOTS HAVE BEEN SOLD WITHIN 300 FT. OF CHANGE.

OWNERS:  
WINSOME HOMES INC. LOTS 4-13, 15-29  
DEED REF: 8179/402 TAX ACCT # 2 00-01838  
8179/399 2 00-01792  
8179/395 2 00-01793  
2 00-01794  
MELVIN BURTON JR. LOT 14  
DEED REF: 8179/451 TAX ACCT # 2 00-01839  
WILLIAM & DELORES PETERSON LOTS 1-3  
DEED REF: 8179/444 TAX ACCT # 00-01841  
5832/331 00-006222  
NORMAN & LOIS MILLER LOTS 3, 4, 5  
DEED REF: 5857/686 TAX ACCT # 00-000223

# 1ST AMENDED FINAL DEVELOPMENT PLAN BLAKEFIELD

11TH ELECTION DISTRICT BALTIMORE COUNTY, MD

SCALE: 1"=50'

DATE: APRIL 17, 1990

XI-588

REVISIONS

DESCRIPTION

11-15-90 CHECKPOINT COMMENTS

3-12-91 ZONING COMMENTS

OFFICE OF PLANNING & ZONING  
APPROVED BY:

DIRECTOR OF Z.A.D.M. DATE

3/25/93

DATE

DATE

DATE

DATE

DATE

DATE

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DATE

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DATE

DATE

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 14th day of February, 1989 that the Petition for Zoning Variance to permit window to street right-of-way setbacks of 18.2 feet and 14.4 feet in lieu of the required 25 feet each for Lots 1 and 31, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- CDE approval without a waiver is required prior to the issuance of any permits.
- Petitioners shall not request any future front, rear or side yard variances for lots 1 through 34.

REF: CASE NO. 89-265-A

ANN M. NASTARONICZ

Deputy Zoning Commissioner

for Baltimore County

DEVELOPER:

WINSOME HOMES INC.

4603 VICKY ROAD

BALTIMORE, MD 21236

(410) 256-2989

PREPARED BY:

TERRAFLEX, INC.

24 W. PENNSYLVANIA AVE.

SUITE ONE

TOWSON, MD 21204

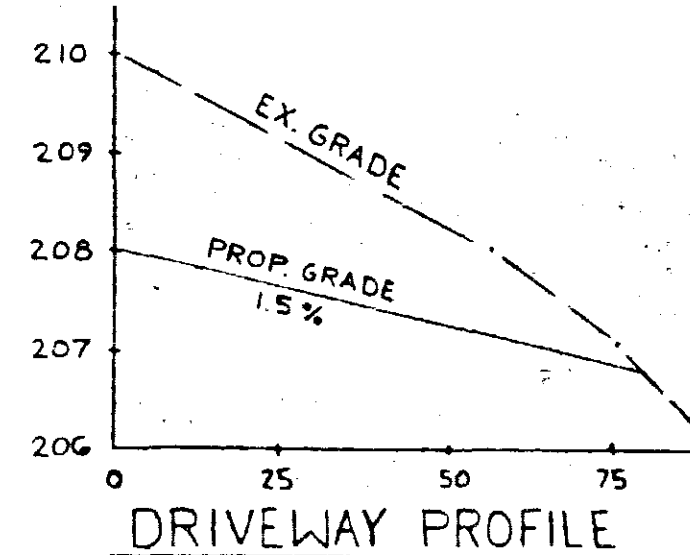
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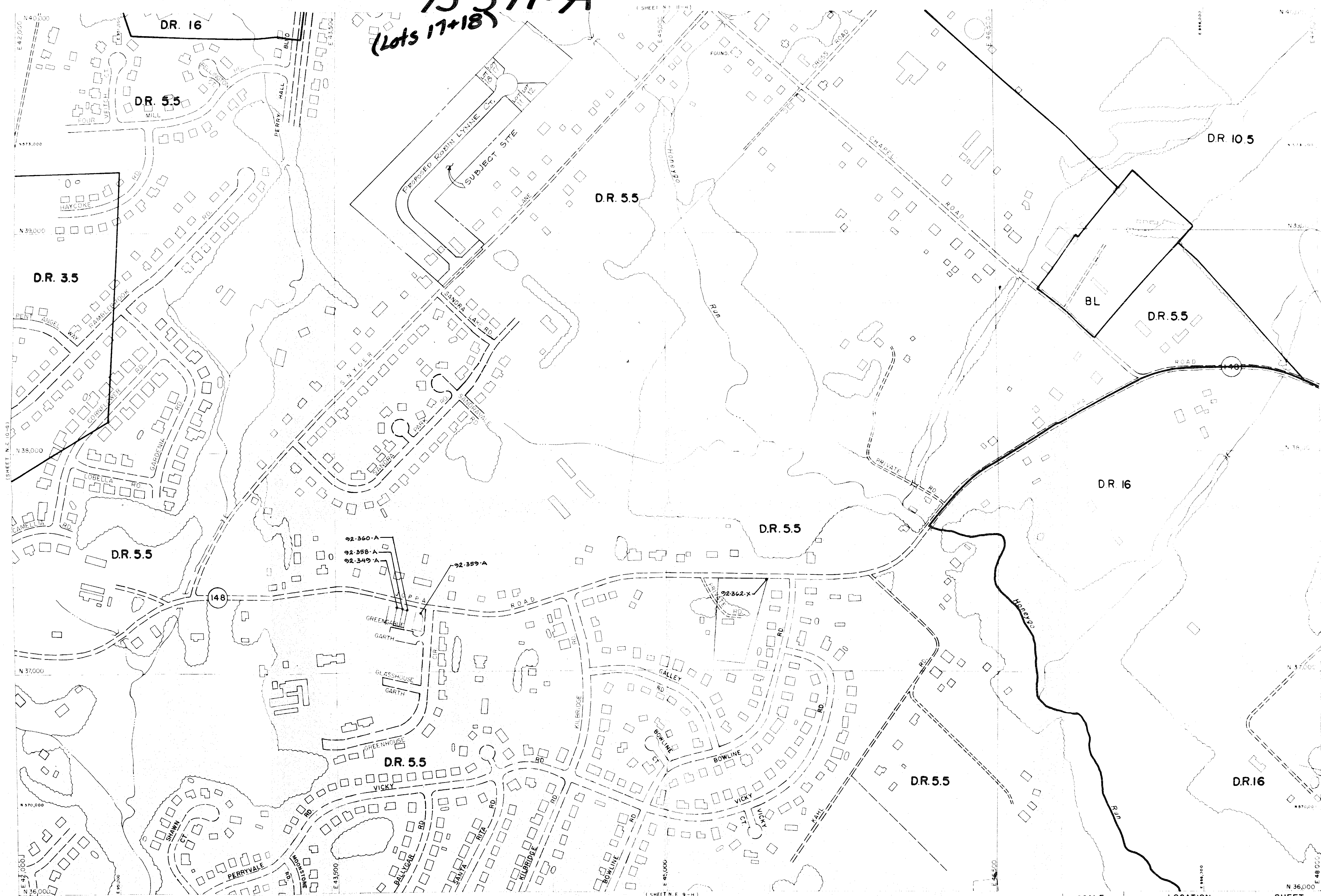
DRIVEWAY PROFILE

LOTS 14-16

## HOUSE TYPES



**93-341-A**  
(Lots 17+18)



M - NW    M - NE  
Q - SW    Q - SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William A. Howard*  
Chairman, County Council

SCALE  
1" = 200'  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
PERRY HALL  
VICINITY  
SHEET  
NE  
10-H

**352 B**